

W. TUCKER GIBBS

ATTORNEY AT LAW

215 GRAND AVENUE
P.O. BOX 1050
COCONUT GROVE, FLORIDA 33133

TELEPHONE (305) 448-8486
FACSIMILE (305) 448-0773

Franklin
important - for f's
9/16

September 15, 2003

Diane O'Quinn Williams
Director Miami-Dade County
Department of Planning and Zoning
111 N.W. 1st Street
Miami, Florida 33128-1974

Re: Applicant: Tasnim Uddin, Hearing No. Z 02-266 (CZAB 12)

Dear Ms O'Quinn Williams:

This letter is to notify you that the undersigned represents the appellant, Manuel Piedra in the referenced matter.

At the county commission public hearing on this issue on September 25, 2003, expert testimony on Mr. Piedra's behalf will be provided on this matter. That testimony will relate to the planning principles underscoring the application and its relationship with the requirements the Miami-Dade County Comprehensive Master Plan, the County Code and other county and state regulations. The testimony will examine issues surrounding the application, its compatibility with the surrounding area, its visual impact, traffic issues relating to the rezoning, traffic circulation, ingress and egress from the site, as well as other issues relating to the approval of this use within this neighborhood. The basis of this testimony is the witness' expertise as a professional planner.

The expert witness, in testimony before the county commission, will rely on professional planning books and treatises, and documents on file with Miami-Dade County and other state and local governmental units, as well as material included in the public record relating to the property that is the subject of this application.

Sincerely,

W. Tucker Gibbs
W. Tucker Gibbs

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

200 SOUTH BISCAYNE BOULEVARD, SUITE 2500 • MIAMI, FLORIDA 33131-5340

TELEPHONE: (305) 374-7580 • FAX: (305) 374-7593

E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

BCC
9/25/03
62-266

JERRY B. PROCTOR, ESQ.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

September 12, 2003

Hand Delivery

Ms. Lynne V. Talleda, Supervisor

Zoning Hearings Section

Miami-Dade County

Department of Planning and Zoning

111 NW 1 Street, Suite 1110

Miami, Florida 33128

RECEIVED
SEP 12 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Re: Tasnim Uddin

Zoning Application No.02-266/Appeal to Board of County Commissioners

Hearing Date: September 25, 2003

Dear Lynne:

Pursuant to Section 33-311(D) of the Code of Miami-Dade County, enclosed please find the resume of Rob Curtis, AICP, qualifying Mr. Curtis as an expert witness for the upcoming hearing as noted above. Mr. Curtis will be available to testify regarding the application's consistency with the Comprehensive Development Master Plan, compatibility with the surrounding area, and impact on real estate valuation in the area of the subject property.

Sincerely,



Jerry B. Proctor

JBP:id

cc: Frank Aixala
Rob Curtis

Rob Curtis, AICP

THE CURTIS & KIMBALL COMPANY

Academic Background

Master of Urban and Regional Planning, University of Miami - Candidate
Master of Business Administration, University of Miami, 1994
Bachelor of Science in Landscape Architecture, Purdue University, 1983

Professional Certification

American Institute of Certified Planners (AICP), 1994

Professional Experience

Mr. Curtis has extensive experience managing multidisciplinary teams assembled to plan and implement projects ranging from community parks to high-density urban development to large-scale mixed-use projects. During his five-year tenure at the South Florida Regional Planning Council, he led a six-member team of urban and regional planners in the review, analysis and assessment of Development of Regional Impact applications. He also reviewed amendments to local government Comprehensive Plans within the tri-county area and acted as a facilitator in public workshops on environmental and growth management issues.

- **Parks Planning** – Managed the park planning services for the City of Coral Gables involving a physical evaluation of the parks and recreation facilities to identify required improvements. Led the planning for 20 City of Miami Beach Parks in which recreational demand was assessed through surveying school children and 40 meetings with Miami Beach residents, parks department personnel and city officials. Each park was evaluated in terms of its use and usability in relation to passive or active use, neighborhood / region of the city in which the park is located and how it functions in relation to the community at large.
- **Regulatory Planning** - Coordinated the public approval process including Development of Regional Impact (DRI) comprehensive plan and/or land development regulation amendments for the Shops at Sunset, Villages of Homestead, Country Lakes and The Village of Merrick Park and the Kendall Town Center. Established vested rights and rebutted aggregation for Jackson Memorial Hospital and Gulfstream Race Track. Modified vested development rights for Transal Business Park. Prepared successful amendments to development orders for the Southeast Overtown/Park West Redevelopment Area, Downtown Miami DRI and Brickell Square. Drafted and negotiated the Dadeland Regional Development District (RDD), the first RDD in the state. Provided expert witness testimony for numerous comprehensive plan amendments and zoning changes.
- **Due Diligence** - Prepared and coordinated site analyses and development suitability analyses involving such factors as land use and zoning, relationship to approved plans, environmental and engineering issues, utilities and public services for East Miramar Areawide DRI.
- **Consensus Building** - Designed and facilitated workshops that brought together diverse public and private interests to discuss issues related to large-scale development for Kendall Town

Rob Curtis, AICP
THE CURTIS & KIMBALL COMPANY
Page 2

Center. Managed consensus-building processes for the Key West Military Base Reuse Plan, Miami Beach Parks Master Plan and The Village of Merrick Park.

- **Master Planning** - Managed the award-winning, federal-level Key West Naval Air Station Base Reuse Plan and the state-level Key West Chapter 288 Military Base Reuse Plan. Led the planning process and community consensus-building process for the Miami Beach Parks Master Plan.
- **Transportation Planning** - Managed transportation issues pertaining to large-scale development. Negotiated traffic impact analysis methodologies and mitigation strategies. Conducted consensus-building workshops designed to address neighborhood concerns related to project development. Conducted concurrency management analyses. Prepared amendments to local comprehensive plans on long-range transportation strategy.

Mr. Curtis conducted the transportation analysis for the Key West Base Reuse Plan. The study encompassed six sites totaling approximately 150 acres within the City of Key West. The analysis measured vehicular trip generation and distribution on adjacent roadways for existing and proposed uses on each site. The study also analyzed pedestrian and bicycle circulation; and assessed the availability, accessibility, and level of service of transit service in the area proximate to each site.

Mr. Curtis conducted the traffic analysis for the redevelopment of the 10-acre Bakery Centre site in the City of South Miami. This analysis was used to amend the Development of Regional Impact development order and the City of South Miami Comprehensive Plan - Future Land Use Map. These amendments allowed the development of Sunset Place -- a retail and residential mixed-use project. The traffic study encompassed approximately a one-mile area around the site and analyzed the following: existing roadway and intersection conditions; roadway and intersection background conditions; and, intersection and roadway conditions at project buildout.

- **Site Design** - Prepared and coordinated the full range of project documents from master plans to construction documents for the 3,500-acre, mixed-use Villages of Homestead and for Lummus Park, Miami Beach.
- **Environmental Impact Statements** - Prepared Affected Environment and Environmental Consequences components including an assessment of visual impacts, social and natural conditions, and alternative impacts for Miami Intermodal Center Environmental Impact Statement (EIS) and Fort Lauderdale-Hollywood International Airport Runway Expansion EIS.
- **Affordable Housing Analysis** - Assessed impacts of development on affordable housing according to state criteria. Prepared study methodologies, coordinated economic analysis and negotiated with agencies for projects including the Fort Lauderdale-Hollywood International Airport, Dadeland Regional Redevelopment District and The Village of Merrick Park. Devised methods for vesting of rate of growth units for affordable housing in the Florida Keys.

Rob Curtis, AICP
THE CURTIS & KIMBALL COMPANY
Page 3

Professional Associations and Affiliations

- Greater Miami Chamber of Commerce
- Leadership Miami, Class of 1988
- Gold Coast American Planning Association
- Florida Planning and Zoning Association
- American Planning Association/American Institute of Certified Planners

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

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Jerry B. Proctor, Esq. SOUTH BISCAYNE BOULEVARD, SUITE 2500 • MIAMI, FLORIDA 33131-5340
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Direct Fax (305) 351-2250 E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM
Email: Jproctor@bilzin.com

September 9, 2003

Via Hand Delivery

Mr. Alberto Torres, Assistant Director
Miami-Dade County Department
of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: Tasnim Uddin
Zoning Application No. 02-266 (Appeal) **BCC**
County Commission Hearing Date: September 18, 2003

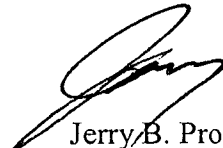
Dear Al:

Our firm represents the applicant in the above-styled matter. On agreement with the appellant's attorney, we anticipate that this matter will be deferred at the September 11, 2003 County Commission hearing, hopefully to a new hearing date of September 25, 2003.

In reviewing the Department's recommendation for the hearing, please note it refers to a total of up to nine (9) townhouse units that might be developed on the property. Please note that pursuant to Resolution No. CZAB12-22-03, a copy of which is attached, the applicant agreed by Declaration of Restrictions to limit the development on the property to no more than eight (8) residential units. I would appreciate the Departmental recommendation reflecting same.

Thank you for your cooperation.

Very truly yours,



Jerry B. Proctor

JBP:id

cc: Frank Aixala

Franklin
mk
for your information
send to the hearing file
9/10/03

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3' 28"E along the north line of said Lot 4 for a distance of 372.345' ; thence run S36°40' 41' W for a distance of 129.8' to a point on the south line of said Lot 4; thence run S87°3' 10"W along the south line of said Lot 4 for a distance of 289.285' ; thence run N3°6' 8"W along the west line of said Lot 4 for a distance of 100' to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the Owner obtains the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye
Peggy Brodeur			nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

its option to enforce the provided restrictions wherein the same are not restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

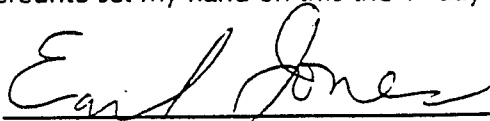
Hearing No. 03-2-CZ12-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

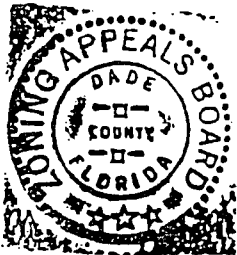
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



BILZIN SUMBERG BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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JERRY B. PROCTOR, ESQ.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

August 13, 2003

RECEIVED
02266
AUG 18 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

[Signature]

Ms. Lynne V. Talleda, Supervisor
Zoning Hearings Section
Miami-Dade County
Department of Planning and Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Applicant: Tasnim Uddin
Zoning Application No.02-266 (CZAB 12)
Appeal to Board of County Commissioners
Hearing Date: September 11, 2003

Dear Lynne:

Our firm represents the applicant in the above-styled matter. This application was approved by a majority vote of Community Zoning Appeals Board 12 on June 11, 2003, and was subsequently appealed by a neighboring property owner. This appeal application has been scheduled and advertised for the County Commission hearing of September 11, 2003.

In recent days, I have been advised by the appellant's attorney that the appellant will be unavailable on September 11, and that a deferral of the application may be sought at that time.

Although we cannot be certain of any action by the County Commission on September 11, please accept this request to reserve a place for this application on the September 25, 2003 agenda of the County Commission. We have communicated to the appellant that we would not object to deferral on September 11, but that we will request that the County Commission defer the matter for only a two-week period. I do not believe that any readvertisement will be necessary.

Thank you for your consideration.

Very truly yours,

[Signature]

Jerry B. Proctor

JBP:jd

cc: Frank Aixala
Tucker Gibbs, Esq.

V75235\17237\# 638068 v 1
8/13/03 11:42 AM

*Franklin
for file
Tasnim
Uddin
Sept 11
BCC
appeal*

IMPORTANT

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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JERRY B. PROCTOR, ESQ., P.A.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

March 27, 2003

Hand Delivery

Ms. Lynne V. Talleda, Supervisor

Zoning Hearings Section

Miami-Dade County

Department of Planning and Zoning

111 NW 1 Street, Suite 1110

Miami, Florida 33128

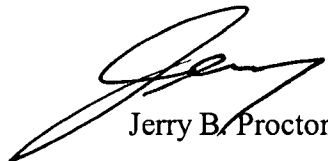
Re: Tasnim Uddin
Zoning Application No.02-266 (CZAB 12)
Hearing Date: April 8, 2003

Dear Lynne:

Please be advised that the property owner in the above-styled application has been changed to Ramix Construction Corporation. Enclosed herewith please find a copy of the Warranty Deed conveying the subject property to Ramix Construction Corporation. Under separate cover, we are providing an amended Declaration of Restrictions and Opinion of Title to reflect this change.

Please give me a call if you have any questions. Thank you.

Very truly yours,



Jerry B. Proctor

JBP:id

cc: Nancy Rubin, Esq., Legal Counsel
Skip Scofield, Planning and Zoning Department
Maria Teresa Fojo, Planning and Zoning Department
Tasnim Uddin
Frank Aixala
Rob Curtis

*Called Aron from Doc by 4-3-03
gc.*

*Bob OK
call them
Need Disclosure
C-12
ON 4/8/03*

WARRANTY DEED

THIS INDENTURE, made the 4th day of March, 2003, by TASNIM UDDIN, a married man, party of the first part, whose post office address is 8281 Coral Way, Miami, Florida 33155, and RAMIX CONSTRUCTION CO., a Florida corporation, party of the second part, whose post office address is 11932 S.W. 49th Street, Miami, Florida 33175.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, their successors and assigns forever, the following described land, situate and being in the County of Miami-Dade, State of Florida, to-wit:

See Exhibit "A" Attached Hereto

Subject to easements, restrictions and limitations of record, provided nothing herein shall reimpose same; zoning ordinances and taxes for the year 2003 and subsequent years.

The subject property is vacant land and is not now nor has it ever been the homestead property of the Grantor, nor is the Property contiguous to the homestead property of the Grantor.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

signed, sealed and delivered
in the presence of

[Signature]
WITNESS

[Signature]
TASNIM UDDIN

[Signature]
WITNESS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

EXECUTION OF the foregoing instrument was acknowledged before me this 4th day of March, 2003, by TASNIM UDDIN, who is personally known to me or who has produced sufficient evidence of identification (described below) and who did take an oath.

Description of identification produced: FDL D350 800 482250

NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME: Yvette Erazo (Affix Notary Seal)

COMMISSION NO.: _____

COMMISSION EXP. DATE: _____

Notary Name/Commission No./Exp. Date - type or printed



This Instrument prepared by:
PAUL H. GFREEMAN, ESQ.
1940 West 49th Street
Suite 410
Hialeah, Florida 33012
(305)827-3331

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 4 of KIRK ACREAGE according to the plat thereof as recorded in Plat Book 47 Page 59 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 4; thence run N 87° 03' 28" E along the north line of said Lot 4 for a distance of 372.345 feet; thence run S 36° 40' 41" W for a distance of 129.80 feet to a point on the south line of said Lot 4 thence run S 87° 03' 10" W along the South line of said Lot 4 for a distance of 289.285 feet; thence run N 03° 06' 08" W along the west line of said Lot 4 for a distance of 100.00 feet to the POINT OF BEGINNING containing 0.76 acres more or less.

BILZIN SUMBERG BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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JERRY B. PROCTOR, ESQ., P.A.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

February 19, 2003

RECEIVED
02-266
FEB 19 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

Hand Delivery

Ms. Lynne V. Talleda, Supervisor

Zoning Hearings Section

Miami-Dade County

Department of Planning and Zoning

111 NW 1 Street, Suite 1110

Miami, Florida 33128

Re: Tasnim Uddin
Zoning Application No.02-266 (CZAB 12)
Hearing Date: April 8, 2003

Dear Lynne:

The above-styled application was deferred at the February 18, 2003 hearing of Community Zoning Appeals Board 12 and will be reheard on April 8, 2003. To correct the prior scrivener's error, please accept the attached, revised legal description in conjunction with the application.

Thank you.

Very truly yours,


Jerry B. Proctor

JBP:id

cc: Tasnim Uddin

A portion of Lot 4 of KIRK ACREAGE according to the plat thereof as recorded in Plat Book 47 at Page 59 of the Public Records of Dade County, Florida being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N 87°03'28"E along the North line of said Lot 4 for a distance of 372.345 feet; thence run S36°40'41"W for a distance of 129.80 feet to a point on the South line of said Lot 4; thence run S 87°03'10" W along the South line of said Lot 4 for a distance of 289.285 feet; thence run N03°06'08"W along the West line of said Lot 4 for a distance of 100.00 feet to the POINT OF BEGINNING containing 0.76 acre more or less

CORRECTED LEGAL
RECEIVED
02-26-03
FEB 19 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

BILZIN SUMBERG BAENA PRICE & AXELRÖD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

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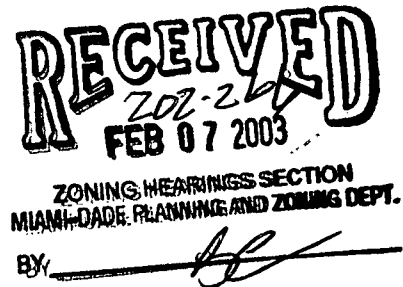
E-MAIL: INFO@BILZIN.COM • WWW.BILZIN.COM

JERRY B. PROCTOR, ESQ., P.A.

Direct Dial (305) 350-2361

Email: JProctor@Bilzin.com

February 6, 2003



Hand Delivery

Ms. Lynne V. Talleda, Supervisor

Zoning Hearings Section

Miami-Dade County

Department of Planning and Zoning

111 NW 1 Street, Suite 1110

Miami, Florida 33128

Re: Tasnim Uddin
Zoning Application No.02-266 (CZAB 12)
Hearing Date: February 18, 2003

Dear Lynne:

Our firm represents the applicant in the above-styled matter.

Enclosed please find disclosure of interest information for Ramix Construction. Ramix Construction has a contract to purchase the subject property in this application. Please include this information in the official hearing file.

Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jerry B. Proctor".

Jerry B. Proctor

JBP:id

cc: Tasnim Uddin (w/encl.)

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Ramix Construction

CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Manuel Ramos 11900 SW 49th St President

33.3

Frank Aixala 14231 SW 28th St vice President

33.3

Manuel Ramos Jr 11900 SW 49th St Secretary

33.3

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

RECEIVED
FEB 07 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Ramix Construction
NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Manuel Ramos 11980 SW 49th St President	33.3
Frank Aixala 14231 SW 28th St Vize President	33.3
Manuel Ramos 11920 SW 49th St Secretary	33.3
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

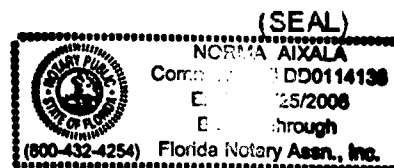
Signature:
(Applicant)

Tasnimuddin

Sworn to and subscribed before me,

this 4 day of February

Norma Aizala
Notary Public, State of Florida at Large



My Commission Expires:

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

BILZIN SUMBERG DUNN BAENA PRICE & AXELROD LLP

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

2500 FIRST UNION FINANCIAL CENTER

200 SOUTH BISCAYNE BOULEVARD • MIAMI, FLORIDA 33131-2336

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JERRY B. PROCTOR, ESQ., PA.
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Direct Facsimile (305) 351-2250
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

September 5, 2002

Hand Delivery

Ms. Diane O'Quinn Williams, Director
Miami-Dade County
Department of Planning and Zoning
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: Zoning Hearing Application
Applicant: Tasnim Uddin
Location: East of SW 89 Court, approximately 508 feet North
of SW 72 Street (Sunset Drive)

Dear Ms. O'Quinn Williams:

This constitutes the required letter of intent in conjunction with a Miami-Dade County Zoning Hearing Application.

The undersigned represents Tasnim Uddin (the "Applicant"), fee simple owner of 0.76 acres of EU-1 zoned property located on the East side of SW 89 Court, approximately 508' North of Sunset Drive (the "Property").

The Applicant requests a district boundary change from EU-1 (Single Family Residential One Acre Estates) to RU-3M (Minimum Apartment House) on the Property. The Applicant intends to develop fee simple townhouses on the Property that will enhance the diversity and housing stock and the supply of home ownership in this area of Southwest Miami-Dade County. The Property is designated for Office-Residential Development on the Land Use Plan Map of the Comprehensive Development Master Plan ("CDMP") and abuts existing RU-4M zoning to the South and West. The southerly adjacent property is developed with a large three-story apartment complex as depicted on

September 5, 2002

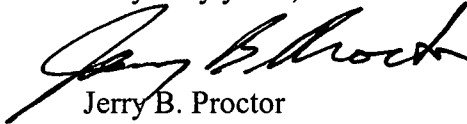
Page 2

the attached photographs. The property's Office-Residential CDMP designation entitles it to a residential density of five to thirteen dwelling units per acre. Accordingly, the existing EU-1 zoning designation is inconsistent with the CDMP.

The proposed RU-3M zoning designation will provide an appropriate height and intensity transition between the multiple family apartment area to the South and West, the Alexander Orr Water Treatment Plant to the East, and the single-family residential property to the North. The resultant development will be consistent with the goals, objectives, and policies of the CDMP.

Thank you for your consideration of this application.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jerry B. Proctor", written over the typed name.

Jerry B. Proctor

JBP:id

cc: Tasnim Uddin